

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, October 8, 2024, at 9:00 a.m.**, at the **Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen’s comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. If you desire to address the Board, please complete and submit a Public Input Form, a copy of which is attached hereto, to jfinke@abhr.com. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Approve minutes of September 10, 2024.
3. Accept resignation of Director Valerie Landry from Board Position #4.
4. Establish process for appointment to Board vacancy.
5. Review of Board Committees.
6. Approve developer’s report, including status of lot development, lot and home sales, and commercial site sales.
7. Review and accept Engineer’s report, and the taking of any action necessary and appropriate relating to:
 - a. Status of construction of improvements projects within the District; authorize issuance of notices to contractors;
 - b. Authorize preparation of construction plans and specifications;
 - c. Approve construction plans and specifications and advertising/soliciting for bids for contracts;
 - d. Approve award of construction contracts and issuance of notices to proceed as follows:
Public Bids- ≥ \$150,000.01 – None;
Solicited Bids – \$25,000.01 - \$150,000.00 – None;
Under – \$25,000.00 – New Construction Contracts: None;
Maintenance and Repair Contracts: None;
 - e. Approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort Worth, and adopt resolutions regarding same as necessary;
 - f. Approve pay applications and change orders to construction contracts for improvement projects, including the following change orders: (1) American Landscape Systems – Viridian Village Phase 1H – Change Order No. 1 – deduct for reduction of hardscape and wall detail revisions; and (2) Magers Construction – Viridian Control Structure A Repair – Change Order No. 1 – add for existing conduit encasement;

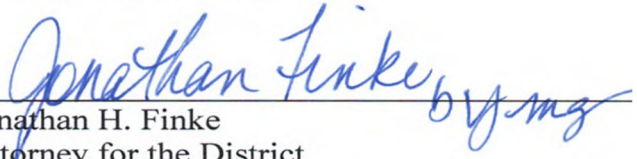
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District’s attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders as follows:
Contracts: None;
Change Orders: (1) Graham Associates, Inc. – USACE 404 Permit – Change Order No.1 – add for field survey assistance and additional construction administration; (2) Graham Associates, Inc. – CTC-1 - Change Order No. 1 – add for field verifications and as-built survey document; and (3) Graham Associates, Inc. – Collins East North/Lakeside Phase 2 Change Order No. 3 – add for landscape construction staking and grading revisions;
 - i. Approve plat(s);
 - j. Discuss maintenance issues and authorize preparation of consultant recommendations; consider approval of proposals and invoices for payment under maintenance and repair projects, including:
Maintenance Issues: None;
Invoices: (1) LandTec Engineers – Lakeside Phase 1 Pavement Repair Observation, Invoice #24-13511; and (2) SYB Construction – Install Bollard, Phase 3B, Invoice #10830;
Proposals/Quotes: (1) American Landscape Systems – Bird’s Fort Trail Irrigation Pump Cleaning; (2) Brandon Industries – Blackhawk Green Court Roadway Signage; (3) Brandon Industries – Alley signage; and (4) Central Texas Water Well – Well #3 Replacement Panel;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and
 - m. Miscellaneous, (1)Improvement Plan Review: (i) Lone Ivory Way Pedestrian Facility Improvements -Site Plan; and (ii) Viridian Park Lane at Guard Shack – Drainage and Brick Paver Improvements.
8. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; discussion and approval regarding District documents posted online, and discuss public requests for special use of Viridian amenities.
 9. Update on preparation of contracts for operation, maintenance, and repair of District irrigation system and landscape installation and maintenance.
 10. Consider public safety and security matters, including installation, operation, and maintenance of public safety and security devices and services; contracting with security and/or licensed peace officers for supplemental law enforcement services; and authorize actions to effectuate such matters.
 11. Approve Tax Assessor Collector’s report on tax collections and assessment collections.
 12. Act upon any other matters in connection with the issuance of the District’s Unlimited Tax Utility Improvement Refunding Bonds, Series 2024 and the District’s Unlimited Tax Road Improvement Refunding Bonds, Series 2024, including approval of Form 8038-G and Federal Tax Certificate.
 13. Review and approve (a) closing instruction letters, and (b) authorize disbursement of Bond proceeds.
 14. Financial and bookkeeping matters, payment of bills, review of investments, approval of fund transfers and orders to Trustee; proposals for repair and maintenance of irrigation system.

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15. Approve debt service and operating budget for fiscal year ending December 31, 2025.
16. Review and approve Agreed-Upon Procedures Report relating to the distribution of supplemental PID assessment collection to developer; approve distribution; and accept receipt and release.
17. Accept Petition(s) for Addition of Certain Land.
18. Authorize execution and filing of Petition(s) for Consent to Annex Land.
19. Pending legal matters and authorize preparation for trial and/or consideration of settlement proposals regarding (a) litigation with RKM Utility Services, Inc. and Philadelphia Indemnity Insurance Company regarding repair and replacement of Cypress Thorn Drive, Viridian 2B, and (b) litigation with Matthew Doyle and Charlene Doyle regarding demand for grant of access easement.
20. Adjourn.




Jonathan H. Finke
Attorney for the District

Viridian Municipal Management District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

Date of Meeting: _____

Name: _____

Address: _____

Phone No.: _____

Representing: _____

Agenda item/Other: _____

Do you wish to speak at the meeting? Yes No

Comments: _____

